Recorded documents.

## Wandel, Stephane M

From:

Michael Sajjadi [MSajjadi@omprop.com]

Sent:

Wednesday, February 18, 2004 12:02 PM

To:

'Bob Jacob'

Cc:

Wandel, Stephane M; Stavale, Salvatore M; Timur Tecimer

Subject:

RE: 60 non build

Bob

Thanks for the clarification please leave the 60' as shown on the most recent plan Mike

----Original Message----

From: Bob Jacob [mailto:Bob@hparchs.com] Sent: Wednesday, February 18, 2004 10:28 AM

To: Michael Sajjadi (E-mail)

Subject: 60 non build

Along the west side of building, the minimum landscape, parking stall, drive aisle and landscape the dimension is 58'. The latest plan reflects 60'. This increased landscape are along the building (two feet) allows trees to be planted along the building and eliminates the need for a non-build easement from the adjoining lot.

The building could be moved west 2' and a side yard added - however the 2' of lost landscaping would need to be picked up some were else on the site.

The depth of building to maintain an ESFR sprinkler system must be in a 10' module.

Thanks Bob

Robert M. Jacob AIA
HPA Inc.
4931 Birch Street
Newport Beach, CA 92660
Phone: (949) 863-1770
Fax: (949) 863-0851

<mailto:bob@hparchs.com>



Recorded at the request of and mail to: S. M. Stavale

(Name) Boeing Realty Corporation 15480 Laguna Canyon Rd., St. 200 (Address)

Irvine, CA 92618

Date of Recording:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## **COVENANT AND AGREEMENT** REGARDING MAINTENANCE OF YARDS FOR AN OVER-SIZED BUILDING

Angeles, State of California				d in the City of Los
LEGAL DESCRIPTION:	See at	ttached legal	description	
	, Page, Records			cated and known
as (ADDRESS):				
on said property, we do hereb Municipal Code, to maintain shown on the attached plot This Covenant and agreement shall r	suance by the City of Los Angeles of y covenant and agree to and with on said property, yards of plan.  un all of the above described land and all continue in effect until released by	n said City, pursuan of feet in w I shall be binding upon	t to Section 91.106.3.3.4 ridth, unobstructed from ourselves, and future owner	of the Los Angeles a ground to sky, as as, encumbrances, their
upon submittal of request, application	ble fees and evidence that this Cove	me aumonty of the Si enant and agreemen	uperintendent of Building of t is no longer required by l	the City of Los Angeles aw.
	Owner's Name Boein	g Realty Co	orporation o	$\bigcap$
SIGNATURES	Signature of owner Ste	(Please type of phen J. Bai	rker) / Da	(Sign)
MUST BE	Two Officers' Signatures Required for Corporation			(Sign)
NOTARIZED	Name of Corporation	Boeing Real	lty Corporation	n
	Dated this12+b	day of	October	20-04
On October 18, 2004 Stephen J. Barketome (or proved to me the basise and acknowledged to me that he	JNTY OF ORANGE  Defore me, Stacy M.  and Alan Defrancis fratistatory evidence) to be the person(s), or the entity upon	Sasaki, Nota	ry Public  ne(s) is/are subscribed to to rized capacity (ies), and to e person(s) acted, executive stacy M. SASAKI	personally appeared , personally known he within instrument that by his/her/their ated the instrument.
WITNESS my hand and officia			Commission # 1387017 Notary Public - Californi Orange County My Comm. Expires Nov 24, 2	
Signature stary 4.	p would			
	FOR DEPARTMI Building & Safety prior to recordin	g	ant for City Department	
(LADBS B-138 Rev 2/2003)		Date_		· · · · · · · · · · · · · · · · · · ·

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COUNCIL DISTRICT: 15

PLOT PLAN ATTACHMENT

## J 3 | 0 0 5 0 0 2 6 |

McDonnell Douglas Corporation 19503 South Normandie Avenue

That portion of Ranche San Pedro, in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

BEGINNING at a point in the West line of the 50-foot right-May of the Pacific Electric Railway Company adjoining Normandie Avenue on the West, distant Northerly 780 feet measured at right angles from the Easterly prolongation of the Northerly line of Lot 9 in Block 72 of Tract 4983, as per map recorded in Book 58, pages 80 et seq. of Maps, in the Office of the County Recorder of said Los Angeles County, as described in that certain deed to the United States of America, recorded as Document 1720 in Book 40472/page 23 of Official Records of said Los Angeles County; thence Westerly along the line described in Parcel "A" of said deed recorded in Book 40472/page 23 of Official Records parallel with the North line of said Lot 9 and its prolongations 1050 feet; thence South 0° 02' 40" East along the line described in said Parcel "A" 780 feet; thence North 89° 59' 31" West along the line described in said Parcel "A" 1887.60 feet to the Easterly line of Western Avenue, 80 feet wide, as shown on right-of-way line of Western Avenue, 80 feet wide, as shown on right-of-way filed in Book 52/page 47 Records of Survey of said Los Angeles County; thence North 00 221 04" West 1230.35 feet along said filed in Book 52/page 47 Records of Survey of said Los Angeles County; thence North 0° 22' 04" West 1230.35 feet along said Easterly line of Western Avenue to the Southwestern terminous of that certain course described in Parcel No. 1 of the Quitclaim Deed to Harvey Aluminum, Inc., in Book D586/page 796 of Official Records of said Los Angeles County, having a bearing of South 80° 37' 56" West, and a distance of 10.00 feet; thence North 89° 37' 56" East, 10.00 feet; thence continuing along the line described in Parcel No. I of said deed recorded in Book D586/page 795 of said Official Records South 0° 22' 04" East 172.51 feet; thence North 89° 37' 56" East 6.55 feet; thence South 0° 22' 04" East 84.12 feet; thence South 45° 11' 14" East 158.41 feet; thence North 89° 59' 41" East 960.03 feet to the Southwest corner of Farcel No. 2 of said Quitclaim Deed in Book D586/page 796; thence Morth 89° 58' 11" East, along the Southerly line of said Parcel No. 2, 33.60 feet; thence along the Easterly line of said Parcel No. 2, 33.60 feet; thence along the Easterly line of said Parcel No. 2 North 0° 02' 12" West 2731.90 feet to the beginning of a tangent curve, concave Southeasterly, having a radius of 403.00 feet; thence Northeesterly along the arc of said curve through a central engle of 39° 15' 34", a distance of 276.14 feet to a point, a radial through said point bears North 50° 50' 38" West; thence leaving said curve North 0° 02' 44" West 151.13 feet to a point in the Southerly line of Survey of said Los Angeles County, said point being the Northeasterly corner of Parcel No. 2 of said Quitclaim Deed recorded in Book D596/page 796; thence along the Southerly line of 190th Street 66 feet wide, as shown in Book 52/page 47 Record of Survey of said Los Angeles County, said point being the Northeasterly corner of Parcel No. 2 of said Quitclaim Deed recorded in Book D596/page 796; thence along the Southerly line of 190th Street 66 feet wide, as shown in Book 52/page 47 Record of Survey of said Los Angeles County, said point bei thence mish said Marterly line of said 50-foot right-of-way South 00 02' 40" East 3232.35 Feet to the pount of Markenning, containing 170.77 acres, more or less-

H. R. Hochmuth, Director 0 0 Corporate Properties Management	0 2 5 9 Exarded JUN 26 1970 3518
3000 Ocean Park Boulevard Ha	sinolitical designation in the second of the
Santa Monica, Calif. 90406	ANGELES COULTE RECLETERA RECORDER
	SPACE ABOVE THIS LINE FOR ESCORDER'S USE
	AND AGREEMENT
•	ARDS FOR AN OVER-SIZED BUILDING
The undersigned hereby certify that we are the owners in the City of Los Angeles, State of California.	of the hereinafter legally described real property located
Sec. All Phone	Description
(reggi	Description)
	·
	10, et 199, Records of Los Angeles County, which prop-
Also see Legal Described	es Corporation, Alexante Divisione Terrance
Plant, 19503 Nermanile Amene, City of	(stroct address)
And, in consideration of the Issuance by the City of Li	os Angeles of a building permit for the construction of an
	enant and agree to and with said City, pursuant to Section
91,0506(k) of the Los Angeles Municipal Code, to main unobstructed from ground to sky, as shown on the atta	ntain on said property, a yard of60feet in width,sched plot plan.
encumbrancers, their successors, heirs or assignees ar- ing shall remain thereon or unless otherwise released	and shall be binding upon ourselves, any future owners, of shall continue in effect so long as said oversized build- by authority of the Superintendent of Building of the City
of Los Angeles.  Dated this 27th day of Al	pril 19.70
*	
Signature of owner Ms Donattu Do	Gest Capping (Sign)
(Two Officers' Signatures Required for Corporations	refer file lie (Sign)
B. Ward	Jundle asst Slity
FOR DEPARTMEN	F USE ONLY
	Approved for Recording
District Map 7247	Dept. of Bidg. & Safety, by Topical
B & S Affidevit No. O BUNIEW.	, , ,
2U 1-19-1 4.66	
(INDIVIDUAL)	(ANUMAR CHICAG)
STATS OF CALIFORNIA COUNTY OF LOS ANGELES \$55.	(CORPORATION) STATE OF CALIFORNIA COUNTY OF LOS ANGELES } 55.
On	On April 27 1670 before me, the underdesid, a Notary Public in and for mid
County and State, personally appeared	County and State, personally appeared outs Lieber,
on the contract of the contrac	known to me to be the Vice President,
THE RESIDENCE OF THE PROPERTY AND ADDRESS OF THE PARTY OF	and B. David Freundlich
known to me to be the person whose name superibed to the within instrument and acknowledged that	the Composition that estampted the methic industrial the
suincribed to the within Instrument and acknowledged that	to me to be the persons who ensembled the within instrument on behalf of the Corporation therein assumed, and acknowledge: to me this such Corporation therein assumed, and acknowledge: to me this such Corporation the within instrument purposes in this property of the pr
WITNISS my hand and official seal	purposes to likely loves as a separation of its board of directors.

MM. E. 6-30-70

OFFICIAL SEAL
MARY E. MAUCH
NOTARY PUBLIC CALIFORNIA
PUBLICATION CONTROL IN
LOS ANSELLES TROUNTY
TOTAL
SOMETIME ESPECIAL TOTAL
LOS ANSELLES TROUNTY
TOTAL
LOS ANSELLES

ACHHENT I

Legal Description
McDonnell Douglas Comporation
19503 South Mormandia Areas
Torrance, California 90502

That portion of Rancho San Pedro, in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

MEGIZETIES at a point in the West line of the 50-foot right-of-way of the Pacific Electric Reilway Company adjoining Mormandie Avenue on the West, distant Northerly 760 feet measured at right angles from the Easterly prolongation of the Bortherly line of Lot 9 in Block 72 of Tract 4963, as per map recorded in Book 58, pages 60 et seq. of Haps, in the Office of the County Recorder of said Los Angeles County, as described in that certain deed to the United States of America, recorded as Document 1720 in Book 40472/page 23 of Official Records of said Los Angeles County; thence Westerly along the line described in Parcel "A" of said deed recorded in Book 40472/page 23 of Official Records parallel with the North line of said Lot 9 and its prolongations 1050 feet; thence South 0° 02' 40" East along the lise described in said Parcel "A" 780 feet; thence Sorth 89° 59' 31" West along the line described in said Parcel "A" 1867.60 feet to the Hasterly line of Western Avenue, 80 feet wide, as shown on right-of-way filed in Book 52/page 47 Records of Survey of said Los Angeles County; thence Borth 0° 22' 04" West 1230.35 feet along said Easterly line of Western Avenue to the Southwestern terminous of that certain course described in Parcel No. 1 of the Quitclaim Deed to Harvey Aluminum, Inc., in Book D586/page 796 of Official Records of said Los Angeles County, having a bearing of South 89° 37' 56" West, and a distance of 10.00 feet; thence North 89" 37' 56" East, 10.00 feet; thence continuing along the line described in Parcel No. 1 of said deed recorded in Book D586/page 796 of said Official Records South 0° 22' 04" East 172.51 feet; thence North 69° 37' 56" East 6.55 feet; thence South 9° 22' 04" East 86.12 feet; thence South 45° 11' 14" East 158.41 feet; thence North 89° 59' 41" East 960.03 feet to the Southwest corner of Parcel No. 2 of said Quitclaim Deed in Book D586/page 796; thence Morth 89° 58' 11" East, along the Southerly line of said Percel No. 2, 33.60 feet; thence along the Easterly line of said Parcel No. 2 North 0° 02' 12" West 2731.90 feet to the beginning of a tangent curve, concave Southeasterly, having a radius of 403.00 feet; thence Northeasterly along the arc of said curve through a central angle of 39° 15' 34", a distance of 276.14 feet to a point, a radial through said point bears North 50° 56' 38" West; thence leaving said curve North 0° 02' 44" West 161.13 feet to a point in the Southerly line of 190th Street 66 feet wide, as shown in Book 52/ page 47 Record of Survey of said Los Angeles County, said point being the Northeasterly corner of Parcel Ro. 2 of said Quitclaim Deed recorded in Book D586/page 796; themse along the Southerly line of 190th Street North 89° 56' 46" East 1729.56 feet to an intersection with the Westerly line of said first-mentioned 50-foot right-of-way of the Pacific Electric Railway Company; thence along said Westerly line of said 50 foot right of way South 0° 02' 10" Best 3232.35 feet to the point of beginning, containing 170.77 words which or less. containing 170.77

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	LOS ANGELES COS	PACE ABOVE THIS LINE FOR RECO	RDER'S USE

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1,03 %	SPACE ABOVE THIS LINE FOR RECORDER'S USE
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	and agreement Yards for an over-sized building
Los Angeles, State of California.	s of the hereinafter legally described real property located
chaent I included harein.	
(Lega-	l Description
s <sup>4</sup> 1. 2. 3. 4 & 5	
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in Book 58 Page	Records of Los Angeles County, which prop-
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Series Hormandte Avenue Torrance.	California Oneno (se estados)
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conditional of the issuence by the City of L	os Angeles of a building permit for the construction of an
	mant and agree to and with said City, pursuant to Section
(K) of the Los Angeles Municipal Code, to mai unted from ground to sky, as shown on the att.	ntain on sald property, a yard of £1x5y feet in width,
	` ,
venant and agreement shall run with the land prencers, their successors, heirs or assignees ar	and shall be binding upon ourseives, any future owners, no shell continue in effect so long as said oversized build-
all remain thereon or unless otherwise released	by authority of the Superintendent of Building of the City
Angeles.	
I this day of	McDonnell Douglas Corporation. 19474
francis and a second	1/21/A · 2.
Signature of owner	J Brachdine Corporate Vice President
(Two Officers' Signatures (Required for Corporations)	J. W. Carroll, Assistan Corporate Secretary
•	
FOR DEPARTMENT	T USE CIVILY
Office S.P	Approved for Recording
1247	Dept of Bidg. & Safety, by 4
F Map	
Affidevit No. 0.5 13.57	27013
· P	<b>4.2</b>
10-R 4,64	
(INDIVIDUAL)	(CORPORATION)
re of California nty of los angeles } 83.	STATE OF CALIFORNIA SS.
constitute are appreciately and representative transfer to the said distribution of the said special security	On August 31, 1973
re me, the undereigned, a Notary Public in and for said	before mis, the undersigned, a Notary Public in and for said
inty and State, personally appeared	County and State, personally appeared. C. Brizendine known to me to be the COPPOTATE VICE President
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	knows to me to MASSISTANT COTDOTATOMATER
re to be the person whose name	the Corporation that arounded the within Testmanner brown
cribed to the Within Lastrument and acknowledged that	to me to be the persons who executed the within Instrument on behalf of the Corporation therein named, and acknowledges to me that such Corporation executed the within Instrument
	interment to be the analysis of a passification of the manufactor and
	WITHESS my hand and official seel.
	Tyche M. C'htone
	OFFICIAL SEAL #
	Miclene M. D'Antonio
	PPINISHAL CAREFUL
	105 AIRCELES COUNTY
	My Commission expires My Commission Figure June 29, 19796



04 2853120

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

11:21 AM NOV 03 2004

TITLE(S):





FEE

FEE \$13	W
DAF \$2	
C-20	3

D.T.T

CODE 20

CODE 19

CODE

**Assessor's Identification Number (AIN)** 

To be completed by Examiner OR Title Company in black ink. Number of AIN's Shown





Recorded at the request of and S. M. Stavale	mail to:	
(Name) Boeing Realty 15480 Laguna Canyo (Address)		
Irvine, CA 92618		
Date of Recording:		SPACE ABOVE THIS LINE FOR RECORDER'S USE
REGARDING M		NANT AND AGREEMENT CE OF YARDS FOR AN OVER-SIZED BUILDING
Angeles, State of California	•	wners of the hereinafter legally described real property located in the City of Los
LEGAL DESCRIPTION:		See attached legal description
as recorded in Book 126	Page_	59, Records of Los Angeles County, which property is located and known
as (ADDRESS):		
on said property, we do herel	by covenant and agr n on said property,	of Los Angeles of a building permit for the construction of an over-sized building gree to and with said City, pursuant to Section 91.106.3.3.4 of the Los Angeles  ——————————————————————————————————
successors, heirs or assignees and sh	all continue in effect u	escribed land and shall be binding upon ourselves, and future owners, encumbrances, their until released by the authority of the Superintendent of Building of the City of Los Angeles are that this Covenant and agreement is no longer required by law.
SIGNATURES	Owner's Nan Signature of	me Boeing Realty Corporation  (Please type or print)  of owner Stephen J. Barker  (Sign)
MUST BE NOTARIZED	Two Officers Required for	rs' Signatures or Corporations Alan DeFrancis (Sign)
		orporation Boeing Realty Corporation
	Dated this _	day of
(STATE OF CALIFORNIA, CO	UNTY OF ORAM	NGE)
On <u>October 18, 200</u>	before me,_	Stacy M. Sasaki, Notary Public , personally appeared
		De Francis , personally known smee) to be the person(s) whose name(s) is/are subscribed to the within instrument ted the same in his/her/their authorized capacity(ies), and that by his/her/their he entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.  STACY M. SASAKI Commission # 1387017 Notory Public - California Orange County My Comm. Expires Nov 24, 2006		
Signature stary M		
MUST BE APPROVED BY Dept. of	FOR Building & Safety or	R DEPARTMENT USE ONLY: prior to redording
	pan / v	Covenant for City Department

## **EXHIBIT "A"**

LEGAL DESCRIPTION LOT LINE ADJUSTMENT LOTS 7 AND 8 TRACT NO. 52172, M.B. 1262/59-62

PARCEL 2

APN 7351-003-021 LOT 8 OF TRACT NO. 52172 AS PER MAP ON FILE IN BOOK 1262, PAGES 59 THROUGH 62 INCLUSIVI OF MAPS, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, STATE OF CALIFORNIA;

**EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:** 

BEGINNING AT THE NORTHEAST CORNER OF LOT 7 OF SAID TRACT NO. 52172; THENCE, ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 7, NORTH 89°55'34" EAST, 41.83 FEET; THENCE, SOUTH 00°04'26" EAST, PARALLEL WITH THE EASTERLY LINE OF SAID LOT, 501.48 FEET TO A POINT ON A CURVE IN THE SOUTHERLY LINE OF SAID LOT 8, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1168.00 FEET, A RADIAL BEARING TO SAID POINT BEARS SOUTH 08°49'17" WEST; THENCE, NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°05'00", AN ARC LENGTH OF 42.47 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE, NORTH 00°04'26" WEST, 494.16 FEET, ALONG THE EAST LINE OF SAID LOT 7, TO THE POINT OF BEGINNING.

THE HEREINABOVE DESCRIBED PARCEL CONTAINS 316,256 SQUARE FEET OF LAND, MORE OR LESS.

THE HEREINABOVE DESCRIBED PARCEL IS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

DANNY CHARLES PETERSON, P.L.S. 6200

REGISTRATION EXPIRES 3-31-06



Permit Application #: 04010 - 10000 - 03825

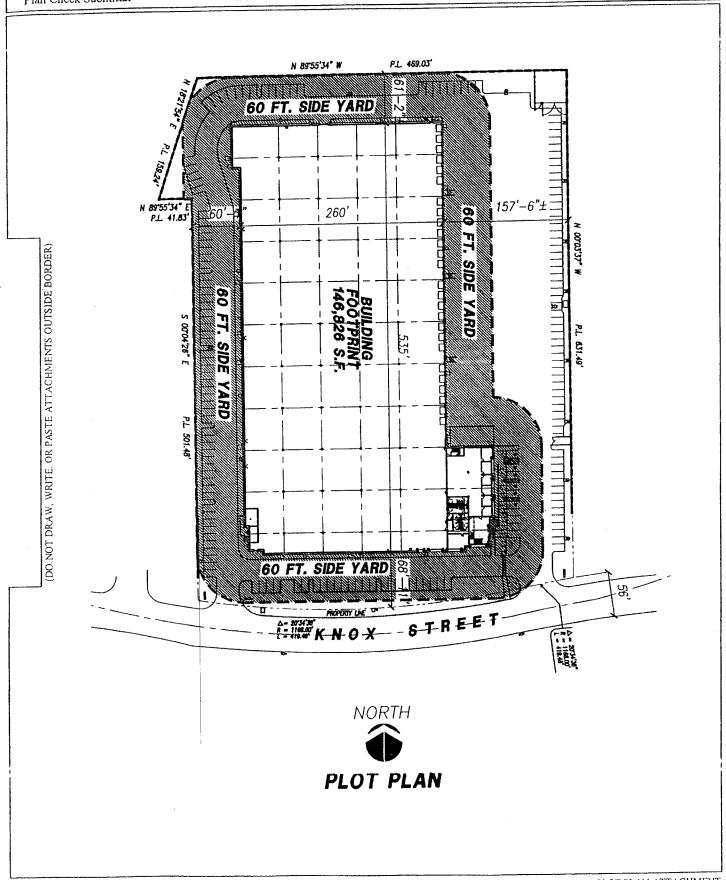
Bldg-New Commercial City of Los Angeles - Department of Building and Safety

Plan Check #: B04LA1859 Initiating Office: METRO

Plan Check Submittal

PLOT PLAN ATTACHMENT

Printed on: 09/13/04 08:47:58



COUNCIL DISTRICT: 15

PLOT PLAN ATTACHMENT

